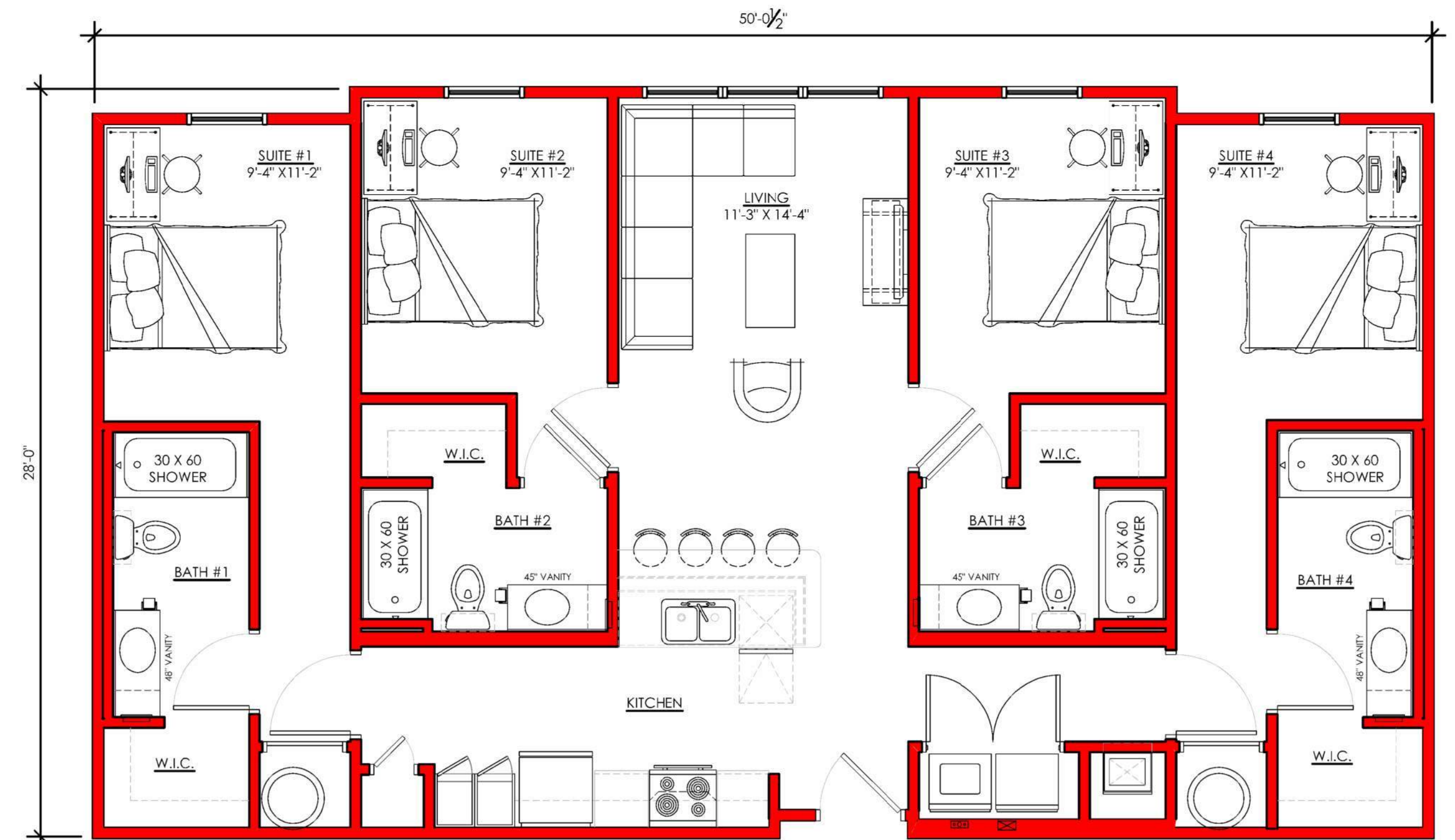


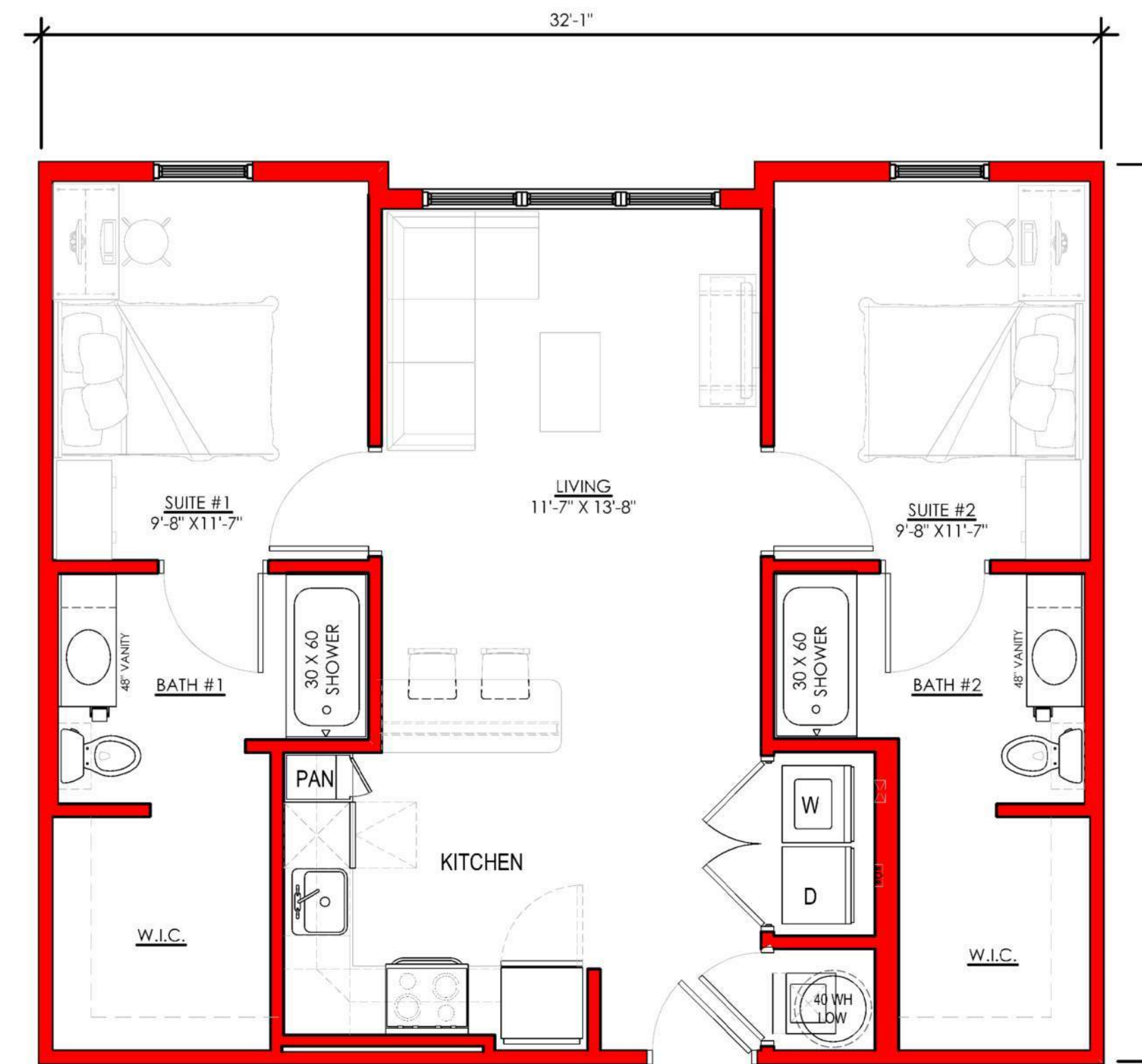
1485 GSF

4 **UNIT - D2**
SCALE: 1/4"=1'-0"



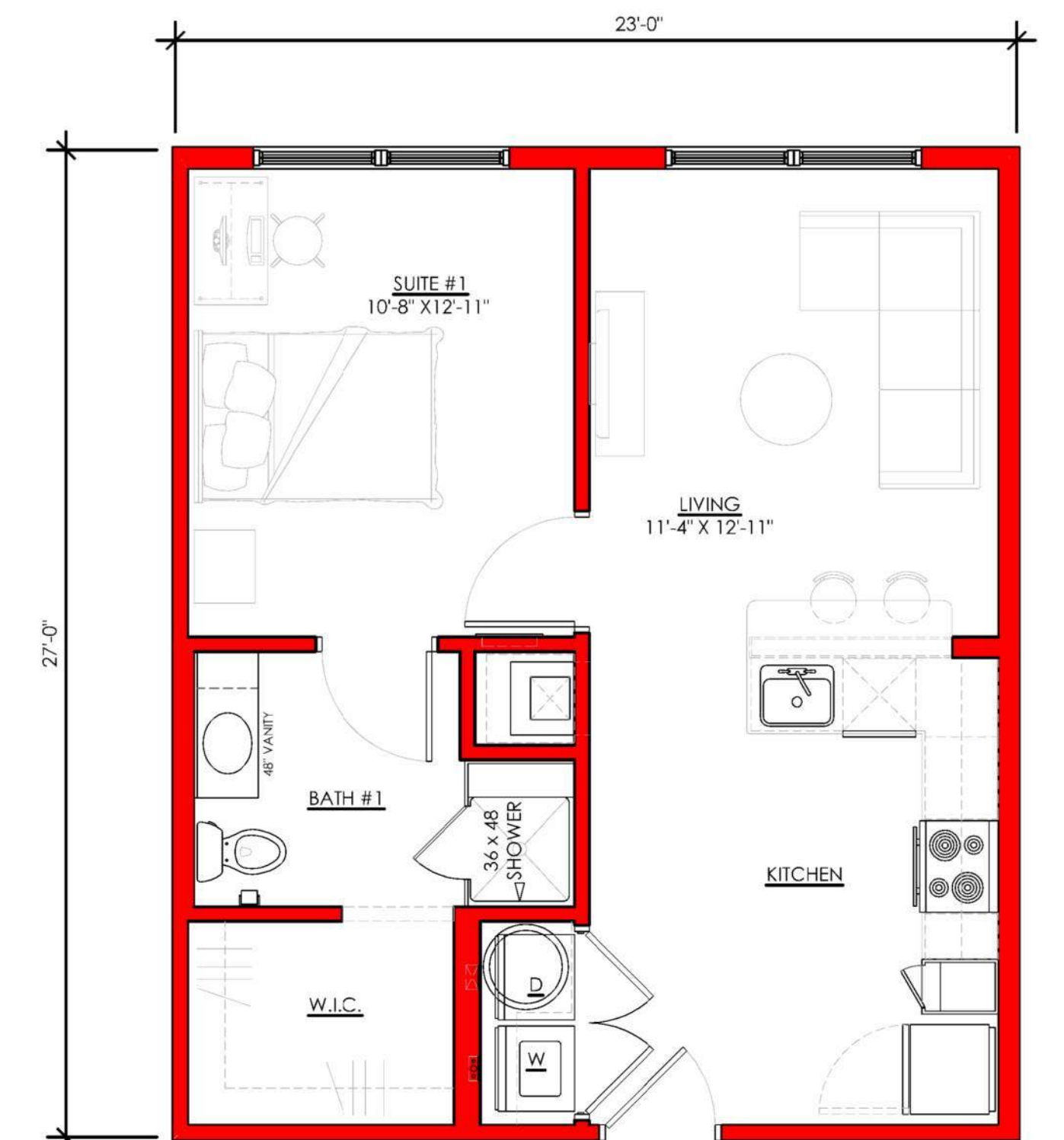
1378 GSF

3 **UNIT - D1**
SCALE: 1/4"=1'-0"



897 GSF

2 **UNIT - B1**
SCALE: 1/4"=1'-0"




621 GSF

1 **UNIT - A1**
SCALE: 1/4"=1'-0"



34641 SF / 1560 LINEAR SF
1 LEVEL 1 BUILDING PLAN
SCALE: 1/8"=1'-0"



BSB

DESIGN

6/19/2018

Student Apartments in Blacksburg, VA

4 story Type 5A Apartments Surface Parked

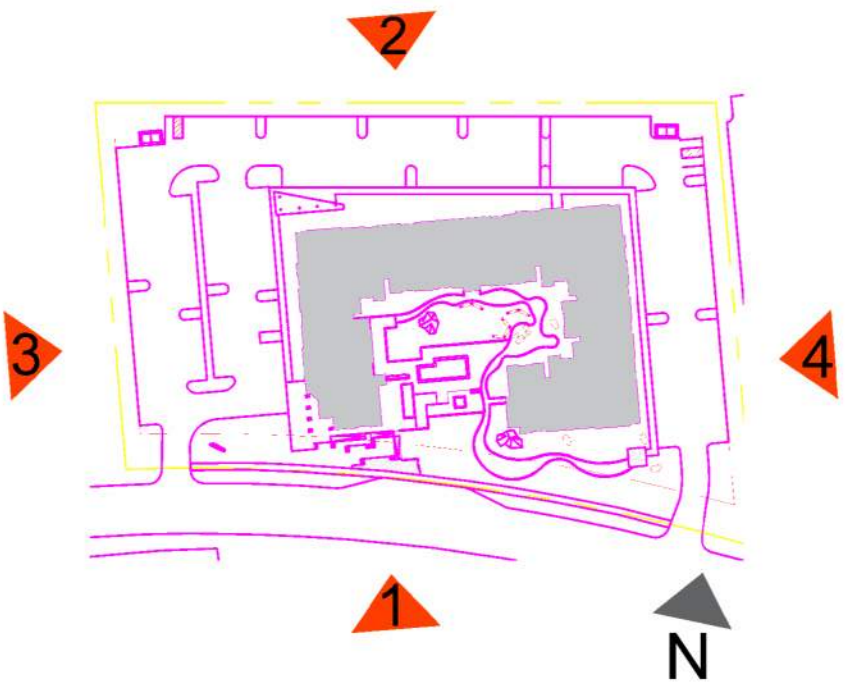
SCHEME #4

UNIT TYPE	#Beds/#Baths	Size in Net HSF	# Units	# of Beds	Total Net HSF	LVL 1	LVL 2	LVL 3	LVL 4	TOTALS
A1	1/1	621	12	12	7,452	3	3	3	3	12
B1	2/2	855	64	128	54,720	15	16	17	16	64
D1	4/4	1,382	22	88	30,404	4	6	6	6	22
D2 INSIDE CORNER	4/4	1,506	12	48	18,072	3	3	3	3	12
TOTALS					110,648	25	28	29	28	UNITS 110
					Unit Avg. - SF/Unit Bedroom Avg. - SF/Bed	61	71	73	71	BEDS 276
					1,006 401					
UNIT MIX	# Units	Unit %	# Beds	Bed %						
1-bed	12	10.91%	12	4.35%						
2-bed	64	58.18%	128	46.38%						
4-bed	34	30.91%	136	49.28%						
TOTAL	110	100.00%	276	100.00%						
BUILDING SF										
NET HEATED APTS					110,648	SF				
NET HEATED CLUB/LEASING					6,139	SF				
TOTAL NET HEATED					116,787	SF				
GROSS AREA BLDG 1					35,069	X 4 FLOORS	139,420	SF		
TOTAL GROSS HEATED SF								139,420	SF	
BUILDING EFF. HEATED								83.766%		
COMMON AMENITY										
CLUB/LEASING LEVEL 1					4,810	SF	4,810	SF		
LOUNGE LEVEL 4					507	SF	507	SF		
STUDY LEV. 2, 3, 4					274 SF PER LEV.	822	SF	822	SF	
TOTAL AMENITY								6,139	SF	
PARKING PROVIDED										
SURFACE SPACES								210		
TOTAL PROVIDED								210		
PARKING RATIO					0.761	SP. PER BED	1.909	SP. PER UNIT		











1 SCENE 1

Green Valley Builders, Inc.
1520 North Main Street Suite 201, Blacksburg VA 24060

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1222 Patrick Henry Planned Residential District
Blacksburg, VA

October 3, 2018



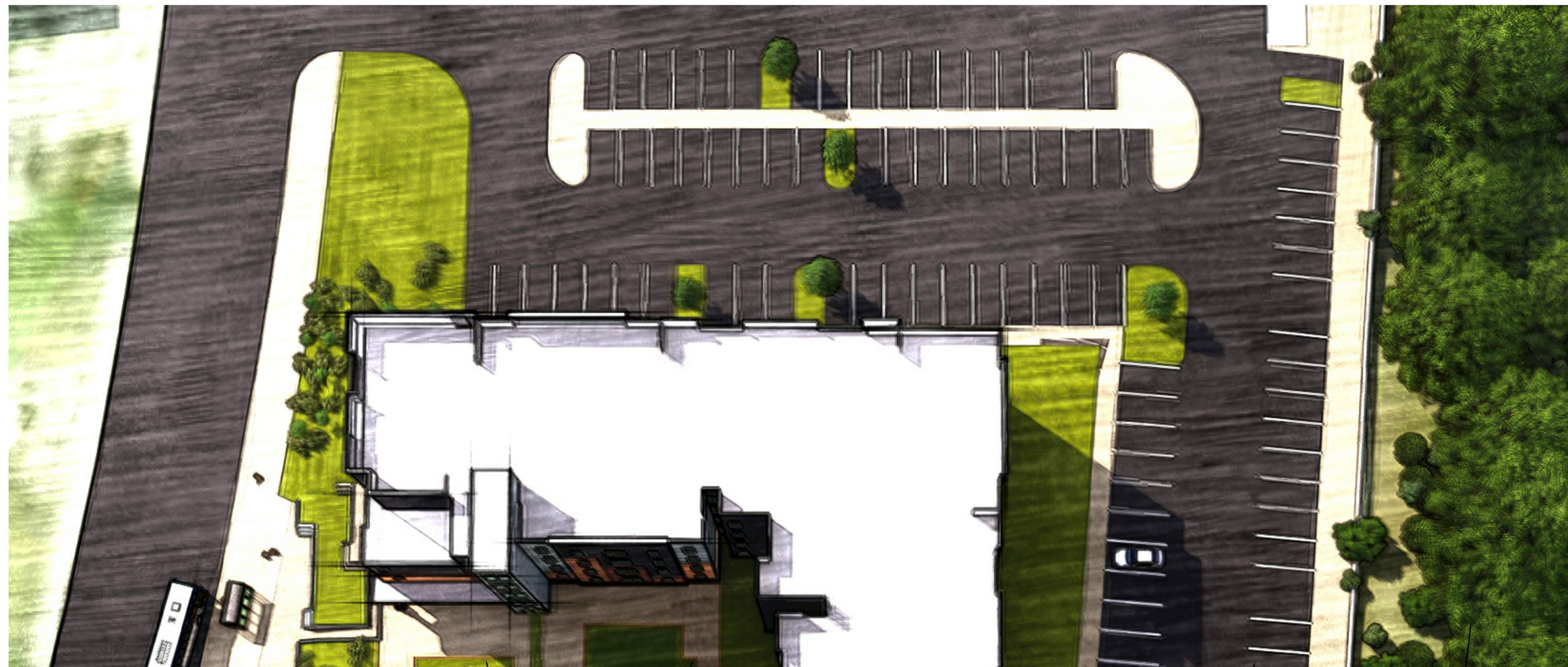
2 SCENE 2

Green Valley Builders, Inc.
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Blacksburg, VA

October 3, 2018



PATRICK HENRY Dr

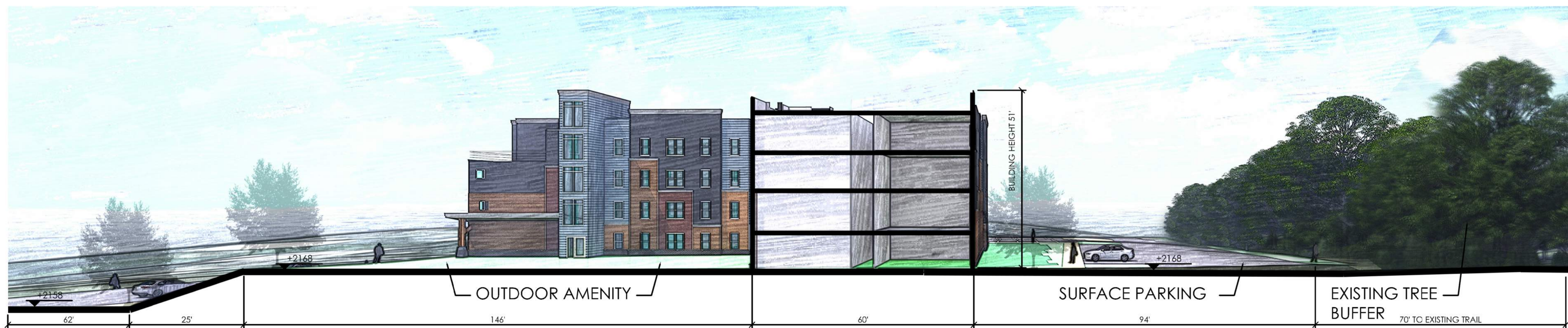
OUTDOOR AMENITY

SURFACE PARKING

EXISTING TREE BUFFER

70' TO EXISTING TRAIL

SITE 3D SITEPLAN (PERSPECTIVE) N



PATRICK HENRY Dr

OUTDOOR AMENITY

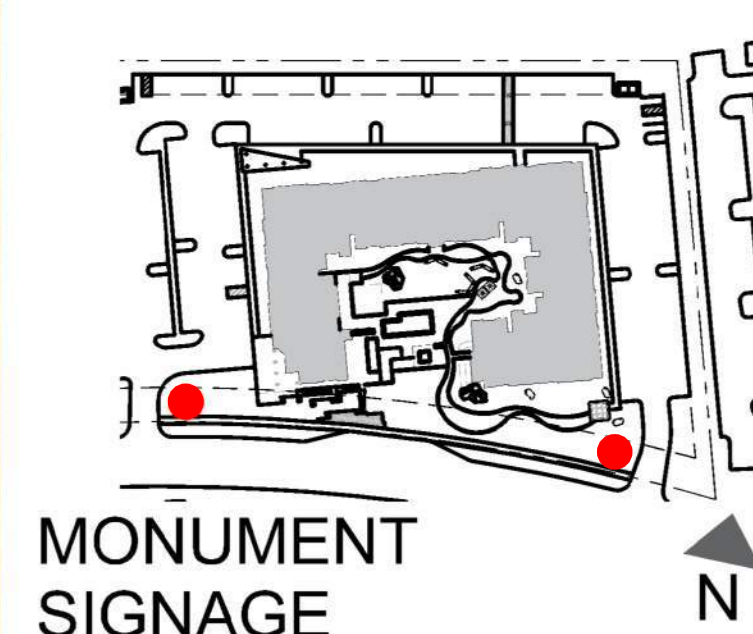
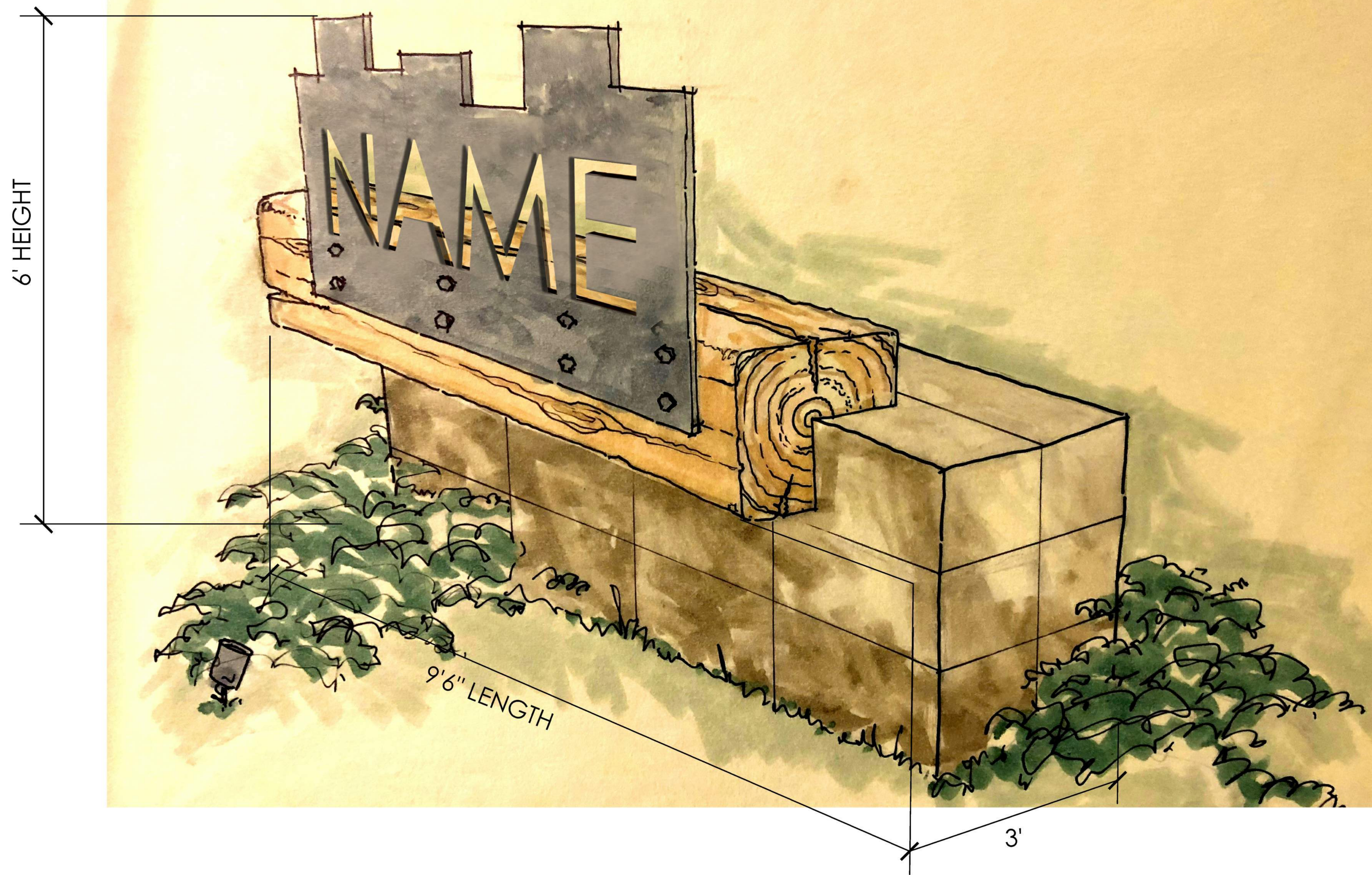
SURFACE PARKING

EXISTING TREE BUFFER

70' TO EXISTING TRAIL

BUILDING HEIGHT 51'

SITE 3D SECTION (PERSPECTIVE)



1 SIGNAGE

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Blacksburg, VA

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